Karen Johnson Davidson County
Batch# 738176 DEEDQC
10/18/2021 10:50:43 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20211018-0139468

This Instrument
Prepared By:
Dan E. Huffstutter
1211 16th Avenue South
Nashville, TN 37212

QUITCLAIM DEED

This Deed, executed as of the 17 day of October 2021 at Nashville, Davidson County, Tennessee, by Grantor, Antioch Auto Parts, Inc, to Grantees, Stephen R. Gannon and wife Dawn R. Gannon

That Grantor, for a valuable consideration, receipt whereof is hereby acknowledged has this day bargained and sold and do hereby transfer and convey unto the Grantees, to have and to hold to themselves, and to their assigns and successors forever certain real estate situated in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being lot No. 4 on the Plan of Amended and Final Section Two Antioch Commercial "P.U.D." of record in Book 6250, page 245, Register's Office for said County.

Said Lot No. 4 fronts 115.00 feet on the southeasterly margin of Antioch Pike and extends back 404.31 feet on the southerly line and 427.54 feet on the northerly line to a broken rear line on which it measures 117.34 feet thereon.

Being part of the same property conveyed to Antioch Auto Parts, Inc. a Tennessee corporation by deed from John E. Davis, Jr. of record in Book 7247, page 205 of said Register's Office.

The above property is conveyed subject to the following:

1. Matters that appear on the record of Plan of record in Book 6250, page 245 of said Register's Office.
2. Easement for access road and sewer line of record in Book 3615, page 194 of said Register's Office.
3. Maintenance Agreement. of record in Book 6450, page 100 of said Register's Office.
4. Easement for flow of Mill Greek.
5. Rights of others into the 25-foot common access easement.

This is improved real property known as 1668 Antioch Pike, Antioch, TN 37013.

In Witness Whereof, Grantor has executed this Deed as of the date and at the place first above written.

Stephen R Gannon, President

Stephen R. Gannon, President

State of Tennessee)
County of Davidson)

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Stephen R. Gannon, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged himself to be the president of Antioch Auto Parts, Inc, the within-named bargainor, a Tennessee corporation, and that he as such president, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Antioch Auto Parts, Inc, by himself as the president.

Witness my hand and seal at office in Nashville, Tennessee, this 17th day of October 2021.

Jennifer A. Lanham State Of Tennessee Notary Public Williamson County

Notary Public

My Commission Expires:

December 8, 2021

Name and Address of Property Owner:	**Person or Entity Responsible For Payment of Property Taxes:**	**Map & Parcel No.:**
Stephen & Dawn Gammon 3417 Country Hill Rd. Antioch, TN 37013	Stephen & Dawn Gammon 3417 Country Hill Rd. Antioch, TN 37013	148 07 0 181.00

State of Tennessee)
County of Davidson)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ -0-, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Stephen R. Gannon, Affiant

Sworn to and subscribed before me 17th day of October 2021.

Notary Public

My Commission Expires:

December 8, 2021

Jennifer A. Lanham State Of Tennessee Notary Public Williamson County